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For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

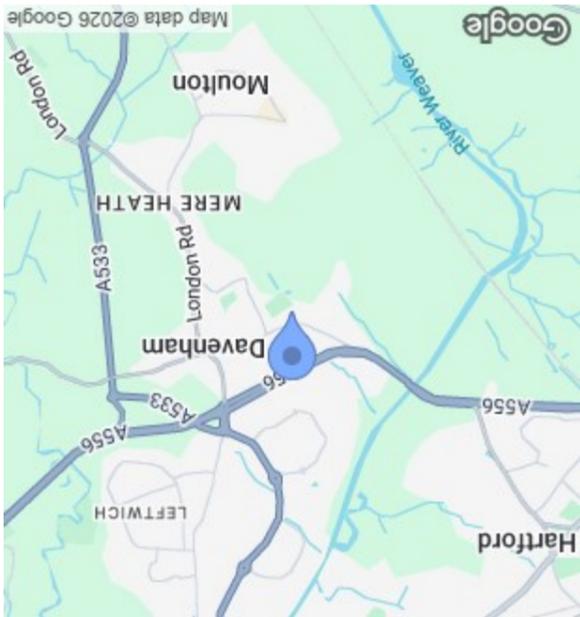
9 The Pavilions, Davenham  
Approximate Gross Internal Area:  
1459 sq.ft 135 sq.m



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	71
Potential	76

Energy Efficiency Rating



9 The Pavilions  
Davenham  
Northwich  
Cheshire  
CW9 8LB

- 4
- 2
- 3

Offers Over  
£535,000

9 The Pavilions, Davenham, Cheshire, CV9 8LB

Set within the peaceful setting of The Pavilions with its brick paved roads and tranquil proximity to the village cricket ground, this is a home that utterly captivates from the moment you arrive. Thoughtfully designed with a layout that has dedicated space for those who work from home whilst also offering the chance to keep reception rooms free of toys with the option of having a playroom instead, it provides all the flexibility that modern family life demands.

Behind the canopied doorway of a refined double fronted façade, a central entrance hall instantly hints at the level of presentation that flows cohesively throughout. The warming balance of timber doors unfolds around you onto a wealth of space in which heritage hues, cool calming whites and a wonderful amount of sunlight blend harmoniously with first class wood effect flooring.

With a south facing bay window an exemplary double aspect lounge is both sophisticated yet homely with its feature wood burner and the rustic texture of a faux chimney breast of brick slips. The notable dimensions of the room generate ample chance to relax and unwind, while glazed bi-fold doors framed in oak pull back allowing a gorgeous formal dining room to become an easy flowing extension of the space. It's here that French doors set within full height bay windows carry garden views through without interruption and make it temptingly simple to filter out onto the secluded patio of immaculate gardens.

Across the hallway a dedicated office adds a peaceful retreat in which to work from home and produces plenty of possibilities as a games/playroom or snug.

Accessed from both the dining room and entrance hall, a beautifully considered kitchen sits to the rear with a design that easily accommodates a central family dining/breakfast table. It is a hugely sociable space that everyone will naturally gravitate towards. Supremely well-appointed, its elegant pale French grey Shaker cabinetry is paired with

the clean lines of quartz countertops and matching upstands. The flow of the arrangement provides an abundance of storage and workspace, and space for a range cooker and American-style fridge freezer. The inclusion of a breakfast bar creates a great space to sit and plan the day ahead over a morning coffee, under-cabinet lighting gently illuminates the main cooking area, and a demi-glazed door gives you further excuse to enjoy al fresco dining on the patio.

Arranged in a marbled tile setting, a deluxe ground floor cloakroom is on hand for guests and it's good to know that the patio outside has access to a fabulous fully fitted utility room that sits and connects to the rear of garage.

The palette of feature heritage colours is echoed upstairs where four excellent bedrooms are equally impressive in their tastefully understated luxury. A divine main bedroom with treetop vistas has the added bonus of a contemporary en suite shower room, while together the others share a superior family shower room with linear stone mosaics and matt black detailing that includes a Crittall style screen and waterfall shower head.

Outside, heavenly high hedgerows stretch out before you framing the symmetry of a classically designed rear garden. Inset pebbles in the stone paved patio provide the ideal spot for a fire pit or chimenea, and the discerningly chosen landscaping extends down to the rear flanked to either side by the lush greenery of extensive faux lawns.

At the front of the house the attention to detail continues with a focal point armillary sphere globe set within white coastal pebbles and grey slate shingle landscaping. To the side a broad brick paved driveway combines with the attached garaging to supply private off-road parking for several vehicles.

